

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE LOT.
2. NO STRUCTURES EXIST ON THIS SITE.

**LEGEND:**

VOL.	VOLUME
PG.	PAGE
3" ALLUM CAP	1/2" IRON ROD WITH 3" ALUMINUM CAP STAMPED "AAA COOPER TRANSPORTATION" AND "RPLS# 5312", SET

**OWNER:**  
 SYCAMORE MOCKINGBIRD LLC  
 200 HUNT DR  
 IRVING, TEXAS 750623817

**ENGINEER:**  
**HGA** Hart, Gaugler & Associates, Inc.  
 Civil & Structural Design Services  
 12801 N. Central Expressway, Suite 1400  
 Dallas, TX 75243  
 TEL: 972-239-5111  
 FAX: 972-239-5055  
 Email: info@hartgaugler.com

**SURVEYOR:**  
**BRITAIN & CRAWFORD**  
 LAND SURVEYING &  
 TOPOGRAPHIC MAPPING  
 TEL (817) 926-0211  
 FAX (817) 926-9347  
 P.O. BOX 11374 • 3908 SOUTH FREWAY  
 FORT WORTH, TEXAS 76110  
 EMAIL: admin@britain-crawford.com  
 WEBSITE: www.britain-crawford.com  
 FIRM CERTIFICATION# 1019000  
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**LEGAL DESCRIPTION**

BEING all of Lot 4, Block A/6061, AAA COOPER TRANSPORTATION, an Addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 94068, Page 7185, Map Records of Dallas, County Texas.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That SYCAMORE MOCKINGBIRD LLC, acting by and through its duly authorized representative, does hereby adopt this plat designating the herein described property as AAA COOPER TRANSPORTATION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).  
 Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater service from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.  
 This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.  
 WITNESS, my hand at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2016.

SYCAMORE MOCKINGBIRD LLC  
**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT  
 By: \_\_\_\_\_  
 Title: \_\_\_\_\_

**STATE OF TEXAS  
 COUNTY OF DALLAS**

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she has executed the same for the purposes and considerations and under authority therein expressed.  
 Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
 My Commission expires: \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

I, Chris L. Blevins, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.  
 Dated this \_\_\_\_ day of \_\_\_\_\_, 2015

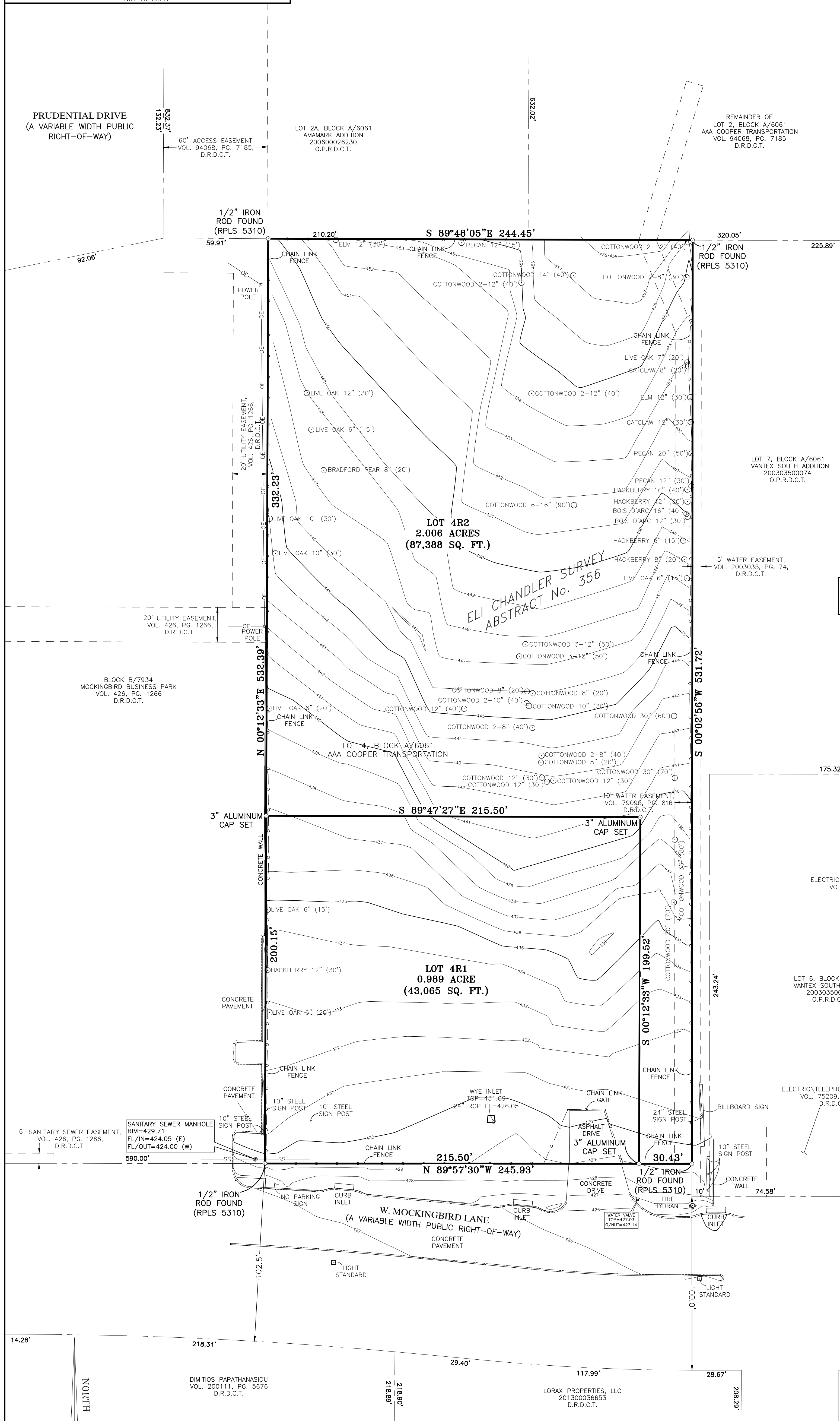
**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



**STATE OF TEXAS  
 COUNTY OF DALLAS:**

Before me, the undersigned authority, on this day personally appeared Chris L. Blevins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations and under the authority therein expressed. GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2015.

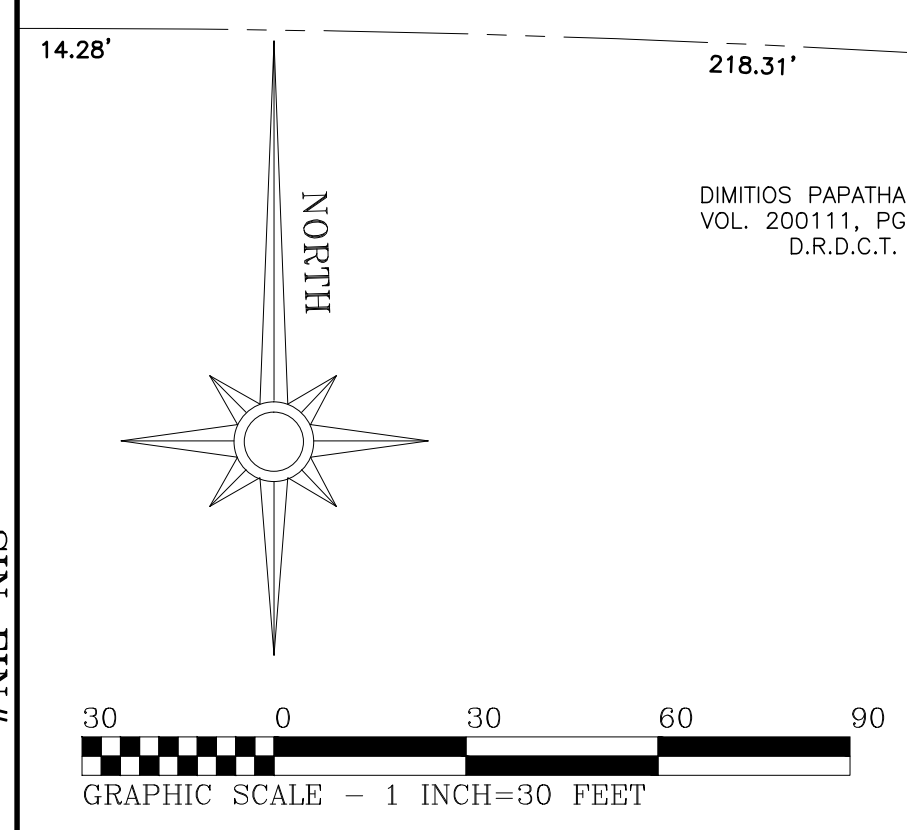
Notary Public for and in the State of Texas  
 My Commission expires: \_\_\_\_\_



**MAP LEGEND:**

AC - AIR CONDITIONER	SCV - SPRINKLER VALVE CONTROL
AS - FIRE SYSTEM AUTO SPRINKLER	SSCO - SANITARY SEWER CLEANOUT
BC - BRICK COLUMN	SLT - LIGHT STANDARD
CC - CONCRETE COLUMN	SP - STEEL POST "BOLLARD"
CMP - CORRUGATED METAL PIPE	SV - SPRINKLER VALVE
EBOX - ELECTRIC BOX	TSP - TRAFFIC SIGNAL POLE
GI - GRATE INLET	TSB - TRAFFIC SIGNAL BOX
GM - GAS METER	PP - POWER POLE
GR - GUARD RAIL	RCP - REINFORCED CONCRETE PIPE
HR - HAND RAIL	WM - WATER METER
MHSS - SAN. SEWER MANHOLE	WW - WINGWALL
MHTL - TELEPHONE MANHOLE	W-VA - WATER VAULT
	WV - WATER VALVE

PRELIMINARY PLAT  
 OF  
**LOTS 4R1 AND 4R2**  
**BLOCK A/6061**  
**AAA COOPER TRANSPORTATION**  
 AN ADDITION TO  
 THE CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 LOCATED IN THE  
 CITY BLOCK A/6061  
 DALLAS COUNTY, TEXAS  
 2.995 ACRES GROSS, 2 LOTS  
 PREPARED: August 2016  
 REVISED: \_\_\_\_\_  
 CITY PLAN FILE No. S156-278



SIN FIN#

SIN FIN#